

February 10, 2020

Re: *City of Pawtucket v. One Parcel of Real Estate commonly known as 38 Japonica Street, Plat 06, Lot 0011, an in-rem Respondent, C.A. No.: 2019-0052*

To Whom It May Concern:

I am the Court-appointed Receiver of the real estate identified on the City of Pawtucket Tax Assessor's Map as Plat 06, Lot 0011 (the "Real Estate"). The Real Estate is located at 38 Japonica Street in Pawtucket, Rhode Island 02860.

The Real Estate consists of approximately 0.383 acres of land and is located within the "RD3 Riverfront Mixed Use" zone of the City of Pawtucket Zoning Map. The Real Estate is located conveniently near shops and eateries on Broadway.

Currently situated upon the Real Estate is a two-family residential structure. The residential structure has 2,254 square feet of living space, consisting of ten (10) total rooms, including three (3) bedrooms, and two (2) full bathrooms.

Electricity and gas utilities for the Real Estate are provided by National Grid. Sewer services are provided by the Narragansett Bay Commission, and water is provided by the Pawtucket Water Supply Board.

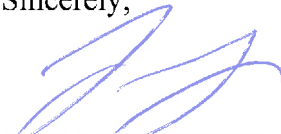
Comprehensive bid package materials and a sample abatement template are available at www.frlawri.com, or can be e-mailed or mailed upon request. As part of any bid to abate and acquire the Real Estate, offers must contain a proposed rehabilitation plan and timeline to abate the public nuisance issues present at the Real Estate to a habitable condition.

Site visits can be scheduled at any time by calling our office at the number listed above.

Please contact our office at your earliest convenience, so that we may further discuss any interest that you have in the Real Estate.

Thank you.

Sincerely,



JOHN A. DORSEY